

## Decisions of the Area Planning Panel (Bradford) on Wednesday, 27 July 2022

**These decisions are published for information in advance of the publication of the Minutes**

### Decisions

#### 7. APPLICATIONS RECOMMENDED FOR APPROVAL OR REFUSAL

##### A. 9 Wharfedale Rise, Bradford

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Householder planning application for infill extensions to front of the property over two floors, with alterations to the roof design at 9 Wharfedale Rise Bradford BD9 6AU.

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’ technical report (Document “A”)**

##### B. The Horse And Farrier, Farriers Croft, Bradford

Bolton and Undercliffe

Full application for the change of use from a public house (sui generis) and 3-bed flat to a mixed use of community centre/place of worship (sui generis) plus addition of windows, doors and roof lights.

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place’ technical report (Document “A”)**

**AND**

***C4. Before first use of the development hereby approved the bicycle stands shown on the approved plans shall be provided and they shall thereafter be kept available for their intended use.***

***Reason: In order to encourage the use of modes of travel other than the private car and to comply with Policy TR2 of the Core Strategy Development Plan Document.***

***C5. Before first use of the development hereby approved the two Electric Vehicle car parking spaces shown on the approved plan shall be provided***

***with access to a fully operation 3 pin socket on a dedicated 16A circuit, capable of providing a 'trickle' charge to an electric vehicle. Charging points should be provided via outdoor, weatherproof sockets within easy access of the parking areas. All EV charging points shall be clearly marked with their purpose and thereafter kept available for their intended use.***

***Reason: To facilitate the uptake and use of low emission vehicles by future occupants and reduce the emission impact of traffic arising from the development in line with policy EN8 of the Core Strategy Development Plan Document, the West Yorkshire Low Emission Strategy, and the National Planning Policy Framework.***

***C6. Before first use of the development hereby permitted at least one bat box and one bird box shall be installed to the outer face of this building and retained thereafter.***

***Reason: In the interests of local wildlife and to accord with Policy EN2 of the Core Strategy Development Plan Document.***

**C. Woodlands CE Primary School, Mill Carr Hill Road, Oakenshaw, Bradford  
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Full planning application for the construction of a new car park for school staff, electric vehicle charging and drop-off for pupils, revised site access, improved outdoor play provision and enhanced scheme of soft landscaping at Woodlands Church of England Primary School, Bradford, BD12 7EZ

**Resolved –**

**That the application be approved for the reasons and subject to the conditions set out in the Strategic Director, Place' technical report (Document "A")**

**AND**

**The amendment to condition 3 as detailed below:**

***Before the new car park is brought into use, the Off-Site Highway Improvements comprising:***

- Relocation of the existing speed hump on Mill Carr Hill Road in order to facilitate access***
- Provision of pedestrian guard railing to Mill Carr Hill Road.***
- Associated adjustments to existing road markings within Mill Carr Hill Road***
- Zebra crossing on Mill Carr Hill Road***

***shall be completed as shown on Drawing Ref: AMA/20434/SK006.***

***Reason: In the interests of highway safety and to accord with Policy DS4 of the Bradford Local Plan Core Strategy.***

**AND**

***C11. Prior to the first use of the approved development a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. This shall clarify arrangements for access to the playing pitch and car park for the general community including pricing and hours of operation and designate responsibilities for ongoing maintenance, security provision and public safety at all times of the playing pitch and car parking area during the varying times of the week. The community facilities shall thereafter be provided and maintained in accordance with the approved details.***

***Reason: To ensure the use is available for the full community and to accord with policy OS3 of the Replacement Unitary Development Plan and Policy EN1 of the Core Strategy Development Plan Document.***

**D. 18 Ryelands Grove, Bradford Heaton**

Householder Planning Application for dormer windows to the front, side and rear along with internal alterations on the first floor (attic) at 18 Ryelands Grove, Bradford, BD9 6HJ.

**Resolved –**

**That the application be approved subject to the following conditions.**

***1. The sides and the non-glazed sections of the face of the dormer windows hereby approved shall be clad using vertically hung slates of similar colour and finish to the existing roof slates.***

***Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.***

***2. No development shall be undertaken to the roof of the dwelling until the developer has carried out an up-to-date survey to establish the presence or otherwise of bats and/or bat roosts within the existing building, and until the survey and its findings have been submitted to and approved in writing by the Council.***

***Should the presence of bats be confirmed, no work shall be carried out until the developer has provided written confirmation to the Local Planning Authority of the granting of a Bat Mitigation Licence under the Conservation of Habitats and Species Regulations 2017.***

***Reason for pre-commencement condition: To safeguard bats and bat roosts that may be found to exist on the site and to accord with Policy EN2 of the Core Strategy Development Plan Document.***

**Action: Strategic Director, Place**

FROM: Bryn Roberts  
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